

117.0

Map

0004

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 999,900 /

USE VALUE: 999,900 /

ASSESSed: 999,900 /

Total Card /

Total Parcel

999,900

999,900

999,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

42

JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KAMADURAI HARI BASCAR

Owner 2: CHEN HUAI-CHUN

Owner 3:

Street 1: 42 JAMES STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

9457.000

507,300

492,600

999,900

Total Card

0.217

507,300

492,600

999,900

Total Parcel

0.217

507,300

492,600

999,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 432.86

/Parcel: 432.86

Legal Description

User Acct

75643

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Parcel ID

117.0-0004-0006.0

!9121!

PREVIOUS ASSESSMENT

PRINT

Date

Time

12/30/21

08:30:40

LAST REV

Date

Time

11/10/21

10:47:18

mmcmakin

9121

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bd rms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Exmpt

Topo

Street

Gas:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

ACTIVITY INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NEMSER TOBEY J

78610-461

9/1/2021

1,400,000

No

No

NEMSER TOBEY J,

72886-232

7/8/2019

Convenience

1

No

No

LOURIE DAVID S

36750-454

10/18/2002

633,000

No

No

CUMMING DONALD

25491-580

7/17/1995

1

No

No

F

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/20/1999

650

New Buil

100,000

SIN FAM DWELLING

9/20/1999

615

Foundati

5,000

FOUND

Date

Result

By

Name

11/10/2021

SQ Mailed

MM

Mary M

9/17/2018

MEAS&NOTICE

CC

Chris C

3/6/2017

SQ Returned

MM

Mary M

12/3/2008

Meas/Inspect

163

PATRIOT

2/6/2003

MLS

MM

Mary M

10/31/2000

Hearing Chag

197

PATRIOT

5/13/2000

MLS

MM

Mary M

2/29/2000

Measured

264

PATRIOT

1/1/1919

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

9457

Sq. Ft.

Site

0

70.

0.74

6

492,600

492,600

Total AC/HA: 0.21710

Total SF/SM: 9457

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 492,600

Spl Credit

Total: 492,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

